



Department of Planning and Community Development

Development Review Division

Major Projects' Report

Neighborhood:

Bear Creek

Project: *Elm Court Subdivision***Project Detail**

Subdivide 5.75 acres into 14 lots. Resolving frontage improvement issues prior to issuing a SEPA threshold determination and scheduling a hearing. A SEPA Determination of Non-Significance was issued in March 2002. The preliminary plat was approved in December 2002. A Shoreline Substantial Development Permit was issued in March 2003. Construction drawings are approved. Construction has begun on site work.

Location:

18637 NE Novelty Hill Rd, south side of Novelty Hill Road and immediately west of Bear Creek

Status: **Under Review**

Staff: Geoffrey Thomas, PWS, AICP

Phone: (425) 556-2445

E-mail: gthomas@redmond.gov

File #:

PPL -00-002

Applicant: Hansen Investments LLC

(425) 827-5874

Peterson Engineering

Neighborhood:

Bear Creek

Project: *Evans Creek Trail and Greenway***Project Detail**

Establish an integrated greenway including a 1 mile multi-use trail with associated environmental enhancements and user amenities. Project components include: Establishing a greenway, constructing a multi-use trail with paved and soft surface components, installing two educational footpaths, installing trailheads with parking and user amenities, and constructing road crossings at NE 95th Street and Union Hill Road. Much of the trail utilizes an existing, abandoned rail bed. This project straddles the City of Redmond's corporate limits and requires approvals from King County and the City of Redmond. Approvals are also required by the State of Washington and US Army Corps of Engineers. The Technical Committee has approved the application. Construction to begin in September with completion in late fall.

Location:

Between NE 95th Street and Union Hill Road

Status: **Approved**

Staff: Geoffrey Thomas, PWS, AICP

Phone: (425) 556-2445

E-mail: gthomas@redmond.gov

File #:

L010094

Applicant: City of Redmond, Parks Depart

(425) 556-2328

Linda Gorremans

Neighborhood: Bear Creek
Project: *Fairwinds Retirement Community*

Location:
*Triangular area where
Avondale Rd. and
Novelty Hill Rd. meets*

Status: Under Review

Staff: Amy Tarce, AICP
Phone: (425) 556-2470
E-mail: atarce@redmond.gov

File #:
L030003, L030004

Applicant: Hoyt Scott
(425) 974-7216
Leisure Care Retirement Commu

Project Detail

Leisure Care Retirement Communities is proposing a 143-unit retirement home with indoor swimming pool, recreational rooms, dining room and spa. A triangular area of second-growth forest will be designated as a Native Growth Protection Area, and the buildings will be setback 200 feet from the Ordinary High Water Mark of Bear Creek. A system of soft surface trails will be installed in the NGPA and the buffer as part of the facility's outdoor recreation amenity. Approximately half of the parking spaces will be in an underground garage. Part of the mitigation involves enhancing the degraded riparian stream buffer. The project received Design Review approval on July 17, 2003. SEPA Mitigated Determination of Non-Significance was issued on August 29, 2003. The Hearing was held on October 6, 2003, and the City Council approved the project on November 18, 2003. Building Permit and Construction Drawing are under review. Anticipate construction to start in summer 2004.

Neighborhood: Bear Creek
Project: *Parking Expansion for Redmond Business Park*

Location:
*Vacant lot adjacent to
Avondale Road and
Union Hill Road*

Status: Approved

Staff: Amy Tarce, AICP
Phone: (425) 556-2470
E-mail: atarce@redmond.gov

File #:
L040118

Applicant: Zen McManigal
(206) 824-3935
Shavey McManigal Architects

Project Detail

Conversion of a vacant lot to accessory parking for existing office building. The project will add 20 new spaces but will remove 6 existing parking spaces due to redesign of vehicle circulation through the two lots. This project requires a Boundary Line Adjustment approval and a Shoreline Substantial Development Permit approval since there will be construction work within 200 feet of the Bear Creek shoreline. A SEPA Determination of Non-Significance was issued on May 5, 2005. The project has been approved by the Technical Committee, and does not require Design Review approval. Construction drawings have been submitted.